

M

**PAVILION** 

/laws.safe.ended

Pavilion Shopping Centre, Thornaby, North Yorkshire, TS17 9FF Occupiers Include

cardfactory Iceland
Poundland Ladbrokes







# **PAVILION**









224,860 sq.ft

Total development



2023 footfall



Retail units on site



800

Free Parking Spaces

# **DETAILS**

The Pavilion Shopping Centre provides an extensive convenience retail offer in the heart of Thornaby, comprising circa 270,000 sq ft of retail and office accommodation anchored by two food stores - a 100,000 sq.ft Asda at its southern end and a 17,500 sq.ft Farmfoods at it northern end. The library and Thornaby Pavilion Leisure Centre (gym, indoor bowls, squash and badminton) are also located in the heart of the scheme.

- 800 free car parking spaces
- Occupiers include Indigo Sun, Bodycare, Greggs, Poundland, Card Factory, KFC and Iceland
- 2023 footfall in excess of 5 million

#### **Business Rates**

Interested parties should satisfy themselves as to the Rateable value, the availability of any relief and the actual rates payable by making their own enquiries to the business rates department of the Local Authority.

#### Service Charge & Insurance

All units in the scheme contribute to the service charge. The landlord insures the structure and recovers the cost of the premium from the tenant.

### **Energy Performance**

Further information available on request.

## Planning

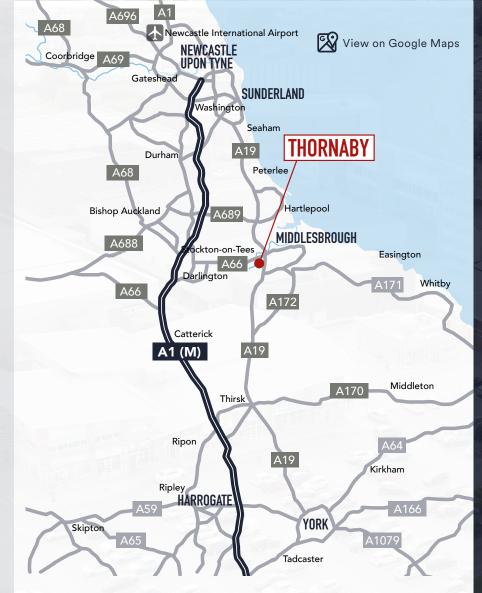
An incoming tenant must satisfy themselves that their proposed use is acceptable to the Local Planning Authority.

## **Legal Costs**

Each party is to be responsible for their own legal and professional costs incurred in any transaction.

#### Location - TS17 9FF

The Pavilion Shopping Centre is located in the heart of Thornaby, approximately 5 miles south west of Middlesbrough.



## **SERVICES**



EV Charging Station
16 bays





Ample Free Parking



**Toilet Facilites** 







Martin Wade
01384 400123
07503 060206
MWade@lcpproperties.co.uk



#### **Richard Webster**

0113 433 0117 07739 680472 rw@newnswebster.com

# **Matthew Webster**

0113 433 0117 07565 876686 mw@newnswebster.com

Note in 10 Propose. Personnt Estate, Rimpanished, West Midlands DW 17A is subsidiaries for adminish section titled or agreement. A 1200 possesses common and employees (\*\*) person design of the common section titled or agreement of the common section section of the common section se

21-03-25 MARCH25